



**Zoning & Platting Commission**  
**December 15, 2015 @ 6:00 P.M.**  
**City Hall – Council Chambers**  
**301 W. 2<sup>nd</sup> Street**  
**Austin, TX 78701**

**AGENDA**

Dustin Breithaupt  
Ann Denkler – Parliamentarian  
Bruce Evans  
Yvette Flores  
Jackie Goodman – Vice-Chair  
Susan Harris

Jolene Kiolbassa – Secretary  
Sunil Lavani  
Gabriel Rojas – Chair  
Thomas Weber  
Vacant

**EXECUTIVE SESSION (No public discussion)**

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

**A. CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

**B. APPROVAL OF MINUTES**

1. Approval of minutes from December 1, 2015.

## C. PUBLIC HEARINGS

- 1. Briefing & Presentation:** Briefing on development regulations related to floodplain and drainage; and presentation on "Future of the Creeks".  
Staff: Kevin Shunk, 512-974-9176, [Kevin.Shunk@AustinTexas.gov](mailto:Kevin.Shunk@AustinTexas.gov)  
Matt Hollon, 512-974-2212, [Matt.Hollon@AustinTexas.gov](mailto:Matt.Hollon@AustinTexas.gov)  
Watershed Protection Department
- 2. Rezoning:** [C14-2015-0083 - River Place; Districts 6 & 10](#)  
Location: Milky Way Drive, West Bull Creek Watershed  
Owner/Applicant: Berta Bradley  
Agent: McLean & Howard LLP  
Request: DR to SF-2  
Staff Rec.: **Pending; Postponement request by Staff to January 5, 2016.**  
Staff: Victoria Haase, 512-974-7691, [tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov)  
Planning and Zoning Department
- 3. Rezoning:** [C14-2015-0084 - River Place - Autism Center; Districts 6 & 10](#)  
Location: River Place Boulevard, West Bull Creek Watershed  
Owner/Applicant: Berta Bradley  
Agent: McLean & Howard LLP  
Request: DR to GO-CO  
Staff Rec.: **Pending; Postponement request by Staff to January 5, 2016.**  
Staff: Victoria Haase, 512-974-7691, [tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov)  
Planning and Zoning Department
- 4. Rezoning:** [C14-2015-0122 - Phase 5B Riverplace Center Rezoning; District 6](#)  
Location: 10819 FM 2222 Road, Bull Creek and Panther Hollow Watersheds  
Owner/Applicant: Capella Commercial Riverplace LLC (Simon Lee)  
Agent: Land Answers (Jim Wittliff)  
Request: GR-CO to GR-CO, to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: Victoria Haase, 512-974-7691, [tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov)  
Planning and Zoning Department
- 5. Rezoning:** [C14-2015-0129 - 7804 Cooper Lane; District 5](#)  
Location: 7804 Cooper Lane, South Boggy Creek Watershed  
Owner/Applicant: Kimo Mortgage Realty Inspection, PLLC (Chi-mo Dai)  
Agent: Supreme Faith Group (Nick Vasquez)  
Request: SF-2-CO to SF-3  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)  
Planning and Zoning Department

6. **Zoning:** [C14-2015-0136 - 6914 McNeil Dr.; District 6](#)  
Location: 6914 McNeil Drive, Rattan Creek Watershed  
Owner/Applicant: Douglas L. Reynolds  
Agent: Bury, Inc. (Kate Kniejski)  
Request: I-RR to GR  
Staff Rec.: **Recommendation of LR-CO**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Planning and Zoning Department
7. **Resubdivision:** [C8-2015-0171.0A - Resubdivision of Lot 1A1-1, Resubdivision of Lot 1A1, Resubdivision of Lot 1A, Resubdivision of Lot 1, Block B, Double Creek Village; District 5](#)  
Location: 11206 South IH 35 Service Road Southbound, Onion Creek Watershed  
Owner/Applicant: Haviland Lake Partners, LP (Jeffrey Drinkard)  
Agent: 360 Professional Services, Inc. (Scott Foster)  
Request: Approve a resubdivision of one lot into 3 lots on 7.506 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov)  
Development Services Department
8. **Resubdivision:** [C8-2015-0150.0A - Resubdivision of Lot 6, Block "A" of the Resubdivision of Walden Park; District 6](#)  
Location: 13915 North US 183 Highway Northbound, Lake Creek Watershed  
Owner/Applicant: CBL Walden Park, LLC (Jeffery V. Curry)  
Agent: Texas Design Interests, LLC (Jeff Shindler)  
Request: Approve the resubdivision of one lot into two lots on 3.667 acres.  
Staff Rec.: **Recommended**  
Staff: Steve Hopkins, 512-974-3175, [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)  
Development Services Department
9. **Final Plat without Preliminary:** [C8-2014-0205.0A - MEK Subdivision; District 10](#)  
Location: Northwest corner of Mesa Drive and MEK Drive, Bull Creek Watershed  
Owner/Applicant: Edythe Kruger Estate (Kathy Lindauer)  
Agent: The Moore Group (Jack Tobin)  
Request: Approve the MEK plat, containing one lot on 12,998 square feet.  
Staff Rec.: **Recommended**  
Staff: Steve Hopkins, 512-974-3175, [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)  
Development Services Department

- 10. Preliminary Plan:** [C8J-2015-0191 - Travesia Subdivision Preliminary Plan](#)  
Location: Grand Avenue Parkway, Gilleland Creek Watershed  
Owner/Applicant: CRVI Raceway Holdings, LP (Brent Heath)  
Agent: Jones and Carter, Inc. (Shawn Graham)  
Request: Approval of the Travesia Subdivision Preliminary Plan which consists of 84 lots on 17.51 acres.  
Staff Rec.: **Recommended**  
Staff: Michael Hettenhausen, 512-854-7563, michael.hettenhausen@traviscountytexas.gov  
Travis County/City of Austin Single Office
- 11. Final Plat with Preliminary:** [C8-2013-0092.01.1A - Springfield Section 3; District 2](#)  
Location: East William Cannon Drive, Cottonmouth Creek Watershed  
Owner/Applicant: KB Home Lonestar, LP (John Zinsmeyer)  
Agent: Pape-Dawson Engineers, Inc. (Dustin Goss)  
Request: Approve a final plat out of an approved preliminary plan consisting of 87 lots 18.075 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov)  
Development Services Department
- 12. Final Plat with Preliminary:** [C8J-00-2074.01.10A - Briarcreek Subdivision Section 6C](#)  
Location: Blake Manor Road and Briarcreek Loop, Wilbarger Creek Watershed  
Owner/Applicant: Continental Homes of Texas LP (R. Maier) & Manor Independent School District (M. Thomas)  
Agent: Hanrahan-Pritchard Engineering Inc. (Ron Pritchard)  
Request: Approval of the Briarcreek Subdivision Section 6C final plat out of an approved preliminary plan consisting of 104 lots on 22.56 acres.  
Staff Rec.: **Recommended**  
Staff: Sue Welch, 512-854-7637, [sue.welch@traviscountytexas.gov](mailto:sue.welch@traviscountytexas.gov)  
Travis County/City of Austin Single Office
- 13. Hill Country Roadway Site Plan:** [SPC-2015-0447A.SH - Cardinal Point Apartments; District 6](#)  
Location: 11015 & 11017 Four Points Drive, Bull Creek Watershed  
Owner/Applicant: Foundation Communities (Walter Moreau)  
Agent: Civiltude (Nhat Ho)  
Request: Approval of a Hill Country Roadway Corridor site plan for a 125-unit SMART Housing apartment development  
Staff Rec.: **Recommended**  
Staff: Michael Simmons-Smith, 512-974-1225, [michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov)  
Development Services Department

14. **Final Plat without Preliminary:** [C8-2015-0076.0A - Newington Apartment Homes Subdivision; District 7](#)  
 Location: 1312-1/2 East Parmer Lane, Walnut Creek Watershed  
 Owner/Applicant: Newington Apartment Homes, LLC (Roy E. Carroll II) & Rogers D. Wilson  
 Agent: Big Red Dog (Devon Vo)  
 Request: Approve a final plat consisting of one lot on 14.8741 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov)  
 Development Services Department
15. **Preliminary Plan:** [C8-2014-0246 - Riverbend Landing; District 2](#)  
 Location: 4035 East SH 71, Onion Creek Watershed  
 Owner/Applicant: GCRE / TX Austin Master LLC (James Goveia)  
 Agent: Urban Design Group (Bryan Runyen)  
 Request: Approval of the Riverbend Landing Preliminary Plan composed of 17 lots on 130.792 acres.  
 Staff Rec.: **Recommended**  
 Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)  
 Development Services Department
16. **Final Plat:** [C8J-2015-0257.0A - NL Land Holdings Addition](#)  
 Location: 10840 FM 812 Road, North Fork Dry Creek Watershed  
 Owner/Applicant: NL Land Holdings (John Lewis)  
 Agent: CEI Engineering (Michelle Hirst); Mercury Permits (Denise Reid)  
 Request: Approval of the NL Land Holdings Addition composed of 2 lots on 7 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
17. **Preliminary Plan:** [C8J-66-.029.02 - First Amendment to Eastern Heights Preliminary Plan](#)  
 Location: 8100-8425 Old Manor Road, Walnut Creek Watershed  
 Owner/Applicant: LJA Engineering (Joseph T. Sandoval)  
 Agent: LJA Engineering (Paul Viktorin)  
 Request: Approval of the First Amendment to Eastern Heights Preliminary Plan composed of 9 lots on 49.985 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
18. **Final Plat:** [C8-2015-0264.0A - Cary Vista; District 10](#)  
 Location: 3305 Jamesborough Street, Taylor Slough South Watershed  
 Owner/Applicant: Clayton S. & Karen C. Cary  
 Agent: KBGE (Armando Pottillo)  
 Request: Approval of Cary Vista composed of 2 lots on 0.787 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

19. **Final Plat with Preliminary:** [C8-2015-0092.1A - The Enclave at Arch Hill; District 6](#)  
 Location: 11914 Archhill Drive, Bull Creek Watershed  
 Owner/Applicant: Haven Blue Development (Andrea Mangan)  
 Agent: Site Specifics (John Hussey)  
 Request: Approval of The Enclave at Arch Hill composed of 19 lots on 5.958 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
20. **Final Plat - Previously Unplatted:** [C8J-2015-0263.0A - Goodwin Subdivision; District 10](#)  
 Location: 2607 River Hills Road, Cuernavaca Creek Watershed  
 Owner/Applicant: AJ Ghaddar, P.E. (JB Goodwin)  
 Agent: AJ Ghaddar, P.E. (AJ Ghaddar)  
 Request: Approval of the Goodwin Subdivision composed of 1 lot on 2.28 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
21. **Final Plat - Previously Unplatted:** [C8-2015-0267.0A - Southwest Corner of Braker Lane and Burnet Road; Final Plat; District 7](#)  
 Location: 10632 Burnet Road, Walnut Creek Watershed  
 Owner/Applicant: Caltexana Properties (Scott Harkovich)  
 Agent: Big Red Dog Engineering (Thomas Lombardi)  
 Request: Approval of the Southwest Corner of Braker Lane and Burnet Road; Final Plat composed of 1 lot on 0.78 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
22. **Final Plat with Preliminary:** [C8-2015-0260.1A - Rancho Garza Final Plat; District 8](#)  
 Location: 3800 Ben Garza Lane, Williamson Creek Watershed-Barton Springs Zone  
 Owner/Applicant: Eli James Garza  
 Agent: Cunningham-Allen, Inc. (Jana Rice)  
 Request: Approval of the Rancho Garza Final Plat composed of 10 lots on 34.72 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
23. **Final Plat Resubdivision:** [C8-2015-0252.0A - Parmer Crossing West; District 6](#)  
 Location: North SH 45 Westbound, Lake Creek Watershed  
 Owner/Applicant: Livery Bankers Life Insurance Company (Bradford Philips)  
 Agent: Brian Faltesek  
 Request: Approval of Parmer Crossing West composed of 2 lots on 29.81 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

24. **Final Plat with Preliminary:** [C8J-04-0160.4A - Gilbert Lane Phase Two Final Plat](#)  
 Location: Gilbert Road, Decker Creek Watershed  
 Owner/Applicant: KNWL Development, LP (John Lloyd)  
 Agent: Murfee Engineering Company, Inc. (Ronee Gilbert)  
 Request: Approval of the Gilbert Lane Phase Two Final Plat composed of 110 lots on 20.07 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
25. **Final Plat - Resubdivision:** [C8-2015-0262.0A - Kay Christian Carter Subdivision No. 2 Lot A-1 Blk A; Resubdivision; District 2](#)  
 Location: 8721 South 1st Street, Slaughter Creek Watershed  
 Owner/Applicant: Barry D. & Robin L. Wurzel  
 Agent: Garrett-Ihnen Civil Engineeris (Norma Divine)  
 Request: Approval of the Kay Christian Carter Subdivision No. 2 Lot A-1 Block; Resubdivision composed of 2 lots on 2.89 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
26. **Final Plat - Amended Plat:** [C8J-2015-0251.0A - Bruton Springs; District 6](#)  
 Location: 10902 River Terrace, Lake Austin Watershed  
 Owner/Applicant: Ames Family Trust date 5/31/00, By Brett Ames & A-3 Commons Ford LLC (Brett Ames)  
 Agent: Sprouse Shrader Smith PLLC (Courtney Mogonye)  
 Request: Approval of Bruton Springs composed of 2 lots on 5.25 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
27. **Final Plat with Preliminary:** [C8J-06-0232.01.2A - Bellingham Medows Section 2](#)  
 Location: Farmhaven Road, Gilleland Creek Watershed  
 Owner/Applicant: CADG Bellingham (Brian Saathoff)  
 Agent: Lakeside Engineers (Christopher Ruiz)  
 Request: Approval of Bellingham Medows Section 2 composed of 51 lots on 11.757 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
28. **Preliminary Plan:** [C8J-2015-0255 - Easton Park Section 2B; District 2](#)  
 Location: 7901 Colton Bluff Springs Road, Cottonmouth Creek Watershed  
 Owner/Applicant: Carma Easton LLC (Logan Kimble)  
 Agent: Peloton Land Solutions (Ousmane Traore)  
 Request: Approval of Easton Park Section 2B composed of 516 lots on 170.99 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

29. **Final Plat:** [C8-2015-0258.0A - Scofield Farms Phase 9 Section 1; District 7](#)  
Location: 1900 Scofield Ridge Parkway, Walnut Creek Watershed  
Owner/Applicant: Catoosa Springs Partners LP (John Bultman)  
Agent: PSCE, Inc. (Mirza Baig)  
Request: Approval of Scofield Farms Phase 9 Section 1 composed of 1 lot on 2.12 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
30. **Preliminary Plan:** [C8-2015-0259 - Pioneer Crossing Preliminary Plan Revision #10 \(PCE Tracts 4-7\); District 1](#)  
Location: Dessau Road, Walnut Creek Watershed  
Owner/Applicant: Pioneer 40, LLC and Nonerg, Inc c/o Bernie Grenon, TOM Capital Assoc, Inc.  
Agent: Continental Homes of Texas, LP (Kevin Pape) & Longaro & Clarke LP (Walter Hoysa)  
Request: Approval of the Pioneer Crossing Preliminary Plan Revision #10 (PCE Tracts 4-7) composed of 323 lots on 88.81 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
31. **Final Plat with Preliminary:** [C8J-2014-0151.1A - Woods of Greenshores Section 2 \(Withdraw/Resubmittal of C8J-2014-0151.1A\)](#)  
Location: Pearce Road, Lake Austin Watershed  
Owner/Applicant: Woods of Greenshores Ltd. (Russell Parker)  
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)  
Request: Approval of the Woods of Greenshores Section 2 (Withdraw/Resubmittal of C8J-2014-0151.1A) composed of 50 lots on 48.094 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
32. **Final Plat - Resubdivision:** [C8-2015-0268.0A - Steelcreek Austin 183; District 1](#)  
Location: 6401 Hudson Street, Boggy Creek Watershed  
Owner/Applicant: Two Three Four, LLC (Linda Whitlock)  
Agent: Steven Sylliaasen PE Consulting Civil Engineer LLC (Steven Sylliaasen)  
Request: Approval of Steelcreek Austin 183 composed of 2 lots on 4.25 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
33. **Final Plat - Resubdivision:** [C8-2015-0269.0A - 2600 Sol Wilson Avenue; District 1](#)  
Location: 2600 Sol Wilson Avenue, Boggy Creek Watershed  
Owner/Applicant: JJ & B Investment, LLC  
Agent: Southwest Engineers (Miguel Gonzales)  
Request: Approval of 2600 Sol Wilson Avenue composed of 1 lot on 0.14 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

**34. Final Plat with Preliminary:** [C8J-66-029.02.1A - Terrace at Walnut Creek Section One](#)

Location: 8100-8425 Old Manor Road, Walnut Creek Watershed  
Owner/Applicant: JB 290 Ltd. (Edward Butler)  
Agent: LJA Engineering (Paul Viktorin)  
Request: Approval of the Terrace at Walnut Creek Section One composed of 2 lots on 29.468 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

**D. NEW BUSINESS**

**E. ITEMS FROM COMMISSION**

**F. COMMITTEE REPORTS**

Report from Small Area Planning Joint Committee (Chair Gabriel Rojas, Commissioner Susan Harris, Commissioner Jolene Kiolbassa)

**G. ADJOURN**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Jerry Rusthoven at the Planning and Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.